

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Arthur H. Witte. Mr. Witte is the owner of one approximately 52-acre parcel located along the River to Quincy segment in Adams County, Illinois. The parcel at issue has been designated internally as A_ILRP_RQ_AD_056. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact Mr. Witte or his attorney to acquire an easement on approximately 31 occasions. These include 13 phone calls, 9 emails, 3 voicemails, 3 letters and 3 in-person visits. Mr. Witte and ATXI disagree on an appropriate amount of compensation for the transmission line easement.

Mr. Witte has informed ATXI that he plans to construct a convenience store on his property, and requested ATXI relocate a certain pole so that the entrance to the planned store will not be affected or impeded by the transmission line. ATXI agreed to this request.

Mr. Witte believes that the property should be appraised using industrial or commercial use as its highest and best use. The property is currently undeveloped rural farmland, and a certified appraiser appraised it in October 2013 as agricultural/recreational with possible industrial use along the highway. That appraisal determined the value of the property using eight comparable sales in Adams County, and ATXI has made an offer to compensate Mr. Witte for the transmission line easement based upon that appraisal. Mr. Witte expressed concern that ATXI's offer does not include value for damage to the remainder of the property not within the easement area and counter-offered for more than triple the appraised value of his property. Mr. Witte did not provide any evidence of recent comparable sales to support his counteroffer despite numerous requests to do so. On March 5, 2014, ATXI received a letter from Mr. Witte's attorney stating that Mr. Witte was withdrawing his counteroffer, pending the results of an appraisal. ATXI has yet to receive this appraisal.

Given the disparity in the parties' positions with respect to compensation, ATXI and Mr.

Witte are unlikely to resolve their differences, and therefore eminent domain authority for this landowner is requested.

ATXI Exhibit 1.4
Part F

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
A_ILRP_RQ_AD_056-ROW	20-0-1910-000-00	Arthur H. Witte, et al	935 North 453rd Lane Payson, Illinois 62360-2802	1.64 acres of land, more or less, being part of the NW1/4 and part of the N1/2 of the NE1/4, S36, T2S, R9W , Adams County, Illinois, more particularly described in a certain Trustee's Deed dated April 23, 2012, from James R. Inghram, Chapter 7 Bankruptcy Trustee in Case No.11-70156 to Arthur H. Witte and LuAnn Witte, recorded under County Recorder's File No. 2012R-04215, Deed Records, Adams County, Illinois, less and except any conveyances heretofore made.

Witte

A-ILRP-RQ-AD-056
Agent Checklist with Landowner

Attorney

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 1/9/14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Christ K Hollenka Christian K. Hollenka ☒

Adams County, IL

Adams, IL

Tax ID: 200191000000

ATXI Exhibit 1.4

Part F



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



0 0.02 0.04 0.08 0.12 0.16 0.2 Miles

WITTE, ARTHUR & LUANN

Tract No.:A_ILRP_RQ_AD_056

Date: 3/20/2014

EXHIBIT "A"

A 3.868 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO ARTHUR H. WITTE AND LUANN WITTE, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 2012R-04215 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS (D.R.A.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 57 (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH LINE OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N: 1164852.22,
E: 1954371.94;

THENCE NORTH 79 DEGREES 14 MINUTES 39 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 75.82 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "CVB PLS 2474" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 32 SECONDS, A RADIUS OF 2,466.05 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 30 MINUTES 30 SECONDS WEST, 37.68 FEET;

THENCE NORTHERLY, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 37.68 FEET TO A POINT FOR CORNER;

THENCE NORTH 84 DEGREES 49 MINUTES 18 SECONDS EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 252.31 FEET TO A POINT FOR CORNER;

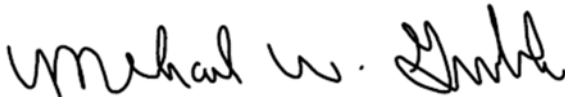
THENCE SOUTH 89 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 1,403.86 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 14 MINUTES 33 SECONDS EAST, A DISTANCE OF 39.10 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WITTE TRACT AND THE WEST LINE OF A TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO CHARLES F. LUBBERT, RECORDED IN BOOK 505, PAGE 1910, D.R.A.C.I., FROM WHICH A 1/4-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SECTION 36 BEARS NORTH 19 DEGREES 44 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,251.96 FEET;

THENCE SOUTH 04 DEGREES 07 MINUTES 46 SECONDS EAST, ALONG THE COMMON LINE OF SAID WITTE TRACT AND SAID LUBBERT TRACT, A DISTANCE OF 131.95 FEET TO A POINT FOR CORNER IN SAID SOUTH LINE OF THE NORTH 1/2 AT THE SOUTHEAST CORNER OF SAID WITTE TRACT;

THENCE NORTH 87 DEGREES 40 MINUTES 32 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,620.49 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 168,494 SQUARE FEET OR 3.868 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475



DATE: 02/20/2014

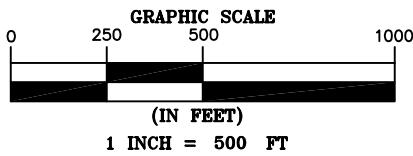
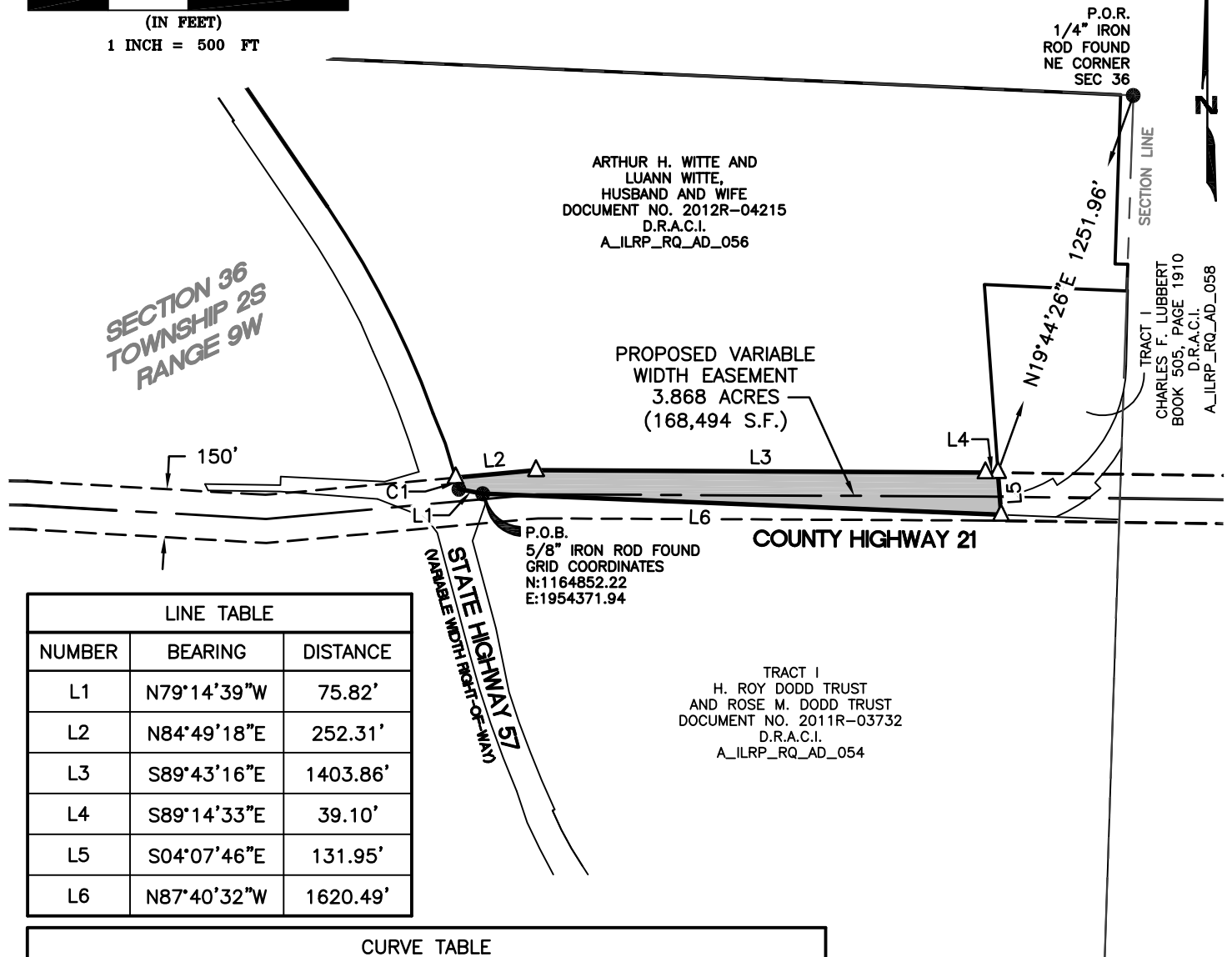


EXHIBIT "A"

ATXI Exhibit 1.4 Part F

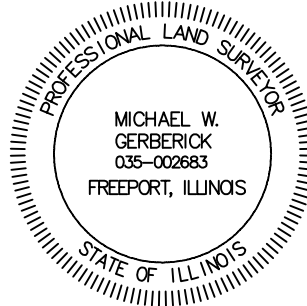


LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N79°14'39"W	75.82'
L2	N84°49'18"E	252.31'
L3	S89°43'16"E	1403.86'
L4	S89°14'33"E	39.10'
L5	S04°07'46"E	131.95'
L6	N87°40'32"W	1620.49'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°52'32"	2466.05'	37.68'	N15°30'30"W	37.68'

LEGEND

D.R.A.C.I.	DEED RECORDS
P.O.B.	ADAMS COUNTY, ILLINOIS
P.O.R.	POINT OF BEGINNING
●	POINT OF REFERENCE
●	5/8" IRON ROD FOUND WITH CAP STAMPED "CVB PLS 2474" (UNLESS OTHERWISE NOTED)
Δ	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/20/2014
SCALE: 1"=500'
TRACT ID: A_ILRP_RQ_AD_056
DRAWN BY: NAS



150' TRANSMISSION
LINE EASEMENT
RIVER TO QUINCY
SECTION 36, TOWNSHIP 2 SOUTH, RANGE 9 WEST
OF THE 4TH PRINCIPAL MERIDIAN
ADAMS COUNTY, ILLINOIS